

## **Straw Votes on Amendments Proposed to version 2 VCOD Text and Maps**

(ZAP Meetings August and September 2023)

### **Text Amendments**

#### **Affordable Housing Bonus**

Remove Option 2 of the affordable housing bonus. (Albright and Wright)

Approved 7-1 (Krintzman Opposed)

Allow a property owner to develop a lower percentage of affordable units if some units are made affordable to lower (than ave. 65%) AMI income households. (Wright)

Failed 3-5 (Krintzman, Albright, Danberg, Leary Opposed; put into IZ ordinance)

#### **Parking Requirements**

Set a parking minimum of 0.5 spaces per unit within the mixed-use priority streets. (Wright)

Withdrawn pending review of updated DHCD guidelines.

Require 1 space per unit in the MRT district for new construction only.

Failed 3-5 (Leary, Albright, Krintzman, Danberg, and Ryan Opposed)

Require a minimum of 1 parking space per unit in the VC2 and VC3 districts within 50 ft of a residential district, but waivable by special permit.

Failed 1-7 (Leary, Albright, Wright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Remove bicycle parking requirements. (Laredo)

Failed 3-5 (Leary, Albright, Crossley, Danberg, and Ryan Opposed)

Add e-bike requirements, specifically to assure safe charging of the battery. (Wright)

Approved 8-0

Retain the City Council as the special permit granting authority for parking waivers within the VCOD, instead of the Planning & Development Board. (Laredo)

Failed 4-4 (Albright, Krintzman, Crossley, and Danberg Opposed)

#### **Dimensional Standards: Buildings**

In the MRT district, cap the maximum height to the main ridge of a pitched to 40 ft., as discussed/ agreed in previous meetings (Albright, Laredo, and Wright)

Approved 8-0

Eliminate VC1. (Crossley)

Approved 4-2-2 (Krintzman and Baker Opposed) (Wright and Danberg Abstaining, pending review of the maps)

In VC2 & VC3, Increase the setback for the half story from 7 ft to 10 ft. (Wright)

Approved 8-0

In VC2 & VC3, Reduce the half story pitched roof height to 14 ft from 18ft. (Wright)

Approved 8-0

Remove minimum depth for ground floor active uses in VC2 & VC3. (Planning)

Approved 8-0

**Dimensional Standards: Buildings (continued)**

Regulate the unit size to 1,000 sf. (Wright)

Withdrawn (MBTA regs. Do not allow)

Change the nomenclature: refer to a half story as “a full story which is set back”. (Laredo)

Failed 1-6-1 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed) (Baker Abstaining)

In VC2 and VC3, reduce height by one whole story, but waivable by special permit. (Baker)

Withdrawn

In VC2 & VC3 within 50 ft of a residential zone, reduce to 3 stories from 3.5 stories. (Baker)

Withdrawn

Add protections when abutting a residential district, when the residential district is across a right of way. (Peter Doering, Planning Board)

Withdrawn

**Dimensional Standards: Sites**

Increasing the front setback from “10 ft or the average of abutting lots, whichever is less”, to 20 ft or the average of abutting lots, whichever is less. (20’ was amended from 25’)(Wright)

Approved 7-0-1 (Wright Abstained)

Increase the side setback required in the MRT district from 7.5 ft to 10 ft. (Wright)

Approved 8-0

Increase the side setback when a VC2 or VC3 district is abutting a residential district, from 15 ft to 20 ft. minimum. (Wright)

Approved 6-0-2 (Albright and Krintzman Abstaining)

Increase the open space requirement in the MRT zone to 50% from 30%. And require in all cases on all lots, not just those requiring special permits. (Wright)

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, Danberg Opposed)

Add minimum open space requirement in MRT district of 35% and require on all lots, not just for those requiring special permits. (Wright)

Approved 7-0-1 (Wright Abstained; original motion was for 40%)

Set a minimum lot size in MRT.

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Requiring a minimum frontage.

Approved 5-3 (Leary, Albright and Danberg Opposed)

Require a minimum frontage of no more than 45 feet.

Approved 4-2-2 (Ryan and Albright Opposed) (Leary and Danberg Abstained)

Consider a minimum frontage of no more than 60 ft.

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Require a special permit for multiple buildings on a lot in VC2 and VC3 (Laredo)

Failed 0-8 (Crossley, Leary, Albright, Krintzman, Ryan, Baker, Wright, Danberg Opposed)

**Dimensional Standards: Sites (continued)**

Require a Special Permit for adaptive reuse in an MRT Zone for more than one additional building on a site.

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, Danberg Opposed).

Require setbacks in VC and MRT districts to match “new lot” standards (in current ordinance) when abutting residential zones if within 50 ft of such zones, whichever setback is greater, unless modified by special permit. (Baker)

Withdrawn

**Allowed Uses**

Change allowed commercial uses in VC1 to low car demand uses only. (Wright)

This motion was withdrawn due to the previous removal of VC1.

Adding uses relating to craft beverages to VC2 and VC3. (Wright)

Withdrawn. The proposed ordinance has a public hearing and vote in September.

**Design Standards: Buildings**

Add language to adaptive reuse in MRT that caps reuse to 6 units maximum per site. (Wright)

Withdrawn. Six units is the maximum allowed.

Add a “local, non-chain retail” requirement where ground floor active use is required. (Wright)

Withdrawn. This type of restriction is not legal within this ordinance.

Require adaptive reuse addition to be setback 25 ft. from the front façade, not 20 ft, when building is landmarked.

Withdrawn. Historic Commission has jurisdiction over landmarked buildings.

Require façade articulation (step backs) for the street-facing wall of buildings every 80 ft of width, reduced from 100 ft. (Albright)

Approved 5-1-1 (Ryan Opposed) (Crossley Abstained) (Krintzman Not Voting)

Require stairways/access to additional units created through adaptive reuse to either be internal or enclosed external staircase.

Held pending staff discussion regarding building codes with ISD.

**Design Standards- Sites**

Add setback requirements adjacent to a landmarked and prominent village buildings. (Wright)

Held

Add design/material requirements similar to ADU language. (Wright)

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Add back language to not allow rear lot subdivisions. (Wright)

Withdrawn

Allow parking in the front setback by special permit for commercial uses. (Baker)

Withdrawn due to lack of Committee support.

## **Map Amendments**

### **Newton Highlands**

Do not add proposed Winchester St sites to VCOD near Route 9, prior to 2024 corridor study

Approved 7-1 (Ryan Opposed)

Eliminate VC1 along route 9, except where it is contiguous with MRT change to MRT.

Approved 8-0

Change VC2 parcels north along rt 9, contiguous with MRT, to MRT (Humphrey)

Approved 6-0-2 (Baker and Wright Abstained)

Eliminate MRT where outlined in black north and south of Route 9. (Ward 6 Councilors)

Approved 6-0-2 (Crossley and Krintzman Abstained)

Do not include additional sites proposed as MRT near Eliot station. (Krintzman)

Approved 7-0-1 (Crossley Abstained)

Change VC3 in Newton Highlands to VC2. The section of VC3 located along Route 9 would be handled separately. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

Motion to change lots only along Walnut Street south of Floral Street due to road narrowing in that section near Centre Street from VC3 to VC2. (Kalis)

Failed 2-6 (Leary, Albright, Krintzman, Ryan, and Danberg Opposed)

### **Newton Centre**

Retain all of the MRT (proposed to be removed) south of Beacon Street and along Beacon Street.

Approved 8-0

Remove the black-outlined area north of Beacon Street from MRT. (Ward 6 Councilors)

Approved 4-0-4 (Albright, Crossley, Krintzman, and Ryan Abstained)

Remove scattered sites to the west of Beacon Street from MRT, as outlined in black on the maps. (Ward 6 Councilors)

Approved 4-0-4 (Albright, Crossley, Krintzman, and Ryan Abstained)

Change all lots outlined in blue with red infill from VC3 to VC2. (Wright)

Failed 2-6 (Crossley, Leary, Albright, Krintzman, Ryan, a Danberg Opposed)

Change VC2 to VC3 along Center Street, Starting at Crescent Street, going from Center Street back, and then behind it, going from MRT to VC2, further south along Center Street, going from MRT to VC2, and then on the opposite side of the triangle, further south, going from MRT to VC2, absent the big triangle.

Approved 6-1-1 (Wright Opposed) (Baker Abstained)

Change 3 lots from Paul St to Centre, and along Center, all over 30,000 sf from MRT to VC2

Approved 8-0

Add the condominium complex parcel at the corner of Norwood Avenue and Centre Street to the VCOD as VC2. (Greenberg and Leary) -

Withdrawn

**Newton Centre** (continued)

Change 853-533, 849-51 Beacon St from MRT to VC2 and 837-847 Beacon St from MRT to VC3.  
The motion passed 7-1 (Leary Opposed)

**Newtonville**

Proposals to expand the MRT district in Newtonville were not moved by councilors.

Change 66-68 Austin St from VC3 to MRT. (Albright)

Approved 8-0

Add 675, 661, and 641 Washington St to VCOD as VC2. (Albright)

Approved 6-1-1 (Wright Opposed) (Baker Abstaining)

Change 456-460 and 439 Newtonville Ave, 288 Walnut St, and 74-78, 80-86 Bowers St from VC3 to VC2. (Lucas and Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 324 and 330-334 Walnut St from VC3 to VC2 (Albright)

Approved 8-0

Change 305, 304-306, 303, 309-321, 308-322 Walnut St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 323-335 Walnut St from VC3 to VC2. (Wright)

Approved 8-0

Change 19 Highland Ave from VC3 to VC2. (Wright)

Failed 1-7 (Leary, Albright, Krintzman, Crossley, Danberg, Baker, and Ryan)

Change 304 Newtonville Ave Rear and 454 Newtonville Ave from VC3 to VC2. (Wright)

Approved 4-3-1 (Albright, Danberg, and Leary Opposed) (Crossley Abstaining)

Change 12 Austin St and Walnut St Rear from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 40, 46-48, and 60 Austin St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 28 Austin St from VC3 to VC2. (Wright)

Failed 1-7 (Leary, Albright, Krintzman, Crossley, Danberg, Baker, and Ryan Opposed)

Change 899 and 911 Washington St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 162 Lowell Ave from VC3 to VC2. (Wright)

Approved 8-0

Change 17 and 21 Washington Terrace from VC2 to VC3. (requested by property owner)

Approved 5-2-1 (Ryan and Wright Opposed) (Baker Abstaining)

Change 246-254 Walnut St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 107-109 and 119 Central Ave from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Baker Opposed)

**Newtonville (continued)**

Change 773 Washington St from VC3 to VC2. (Wright)

Failed 1-7 (Leary, Albright, Krintzman, Crossley, Danberg, Baker, and Ryan Opposed)

Change 90-92 Court St from VC3 to VC2. (Wright)

Approved 8-0

Change 743 Washington St from VC3 to VC2. (Lucas)

Approved 5-3 (Danberg, Krintzman, and Ryan Opposed)

**Four Corners**

Add 54 and 58-60 Brentwood Ave to VCOD as MRT. (Ward 6 Councilors)

Approved 6-2 (Baker and Wright Opposed)

Change 858 and 860-862 Walnut St from MRT to VC2. (Ward 6 Councilors)

Approved 6-2 (Baker and Wright Opposed)

Remove 77 Beaconwood Road from VCOD. (Leary)

Approved 8-0

Add 1062 Beacon St to VCOD as VC2. (Danberg)

Approved 8-0

Change 1100-1102, 1106-1108, 1114, 1099, 1087, 1126, 1082, and 1094 Beacon St and 870-880, 900, and 899-901 Walnut St be changed from VC2 to VC3. (Danberg)

Withdrawn

**West Newton**

Several proposals to expand the MRT district were not moved by councilors.

Motion to add 60 Highland St to VCOD as VC3. (Wright)

Approved 7-0-1 (Baker Abstaining)

Remove 49, 83-85, 39-45, 24, 30, 79, 25, 55-67, 97, 35, and 38 Border St; 21, 11, and 17 Harvey Place; and 11-13 Lucas Ct from the VCOD to further study the flood prone area. (Malakie)

Approved 8-0

Add MBTA Parking Lot to VCOD as VC3. (Leary)

Approved 6-0-2 (Crossley and Wright Abstaining)

Change 1179, 1171-1173, 1169, 1185, 1151, 1149, and 1157 Washington St, 18, 24, 25, and 12 Kempton Pl and 32 and 34 Dunstan St from VC3 to VC2. (Wright)

Failed 1-7 (Leary, Albright, Krintzman, Crossley, Danberg, Baker, and Ryan Opposed)

Change 978, 1239-1247, and 1253 Washington St from VC3 to VC2. (Wright)

Failed 2-5-1 (Albright, Krintzman, Crossley, Danberg, Baker, Ryan Opposed) (Leary Abstaining)

Change 978 Washington St from VC3 to VC2. (Wright)

Failed 4-4 (Albright, Krintzman, Danberg, and Ryan Opposed)

Change 979 Washington St from VC3 to VC2. (Wright)

Failed 3-4-1 (Albright, Krintzman, Crossley, Danberg Opposed) (Leary Abstaining)

**West Newton (continued)**

Motion to change 1191, 1197, 1203, 1213-1215, 1221, 1229, 1235, 1326, 1362, 1314, 1298-1308, 1296, 1286-1294, 1274-1284, 1345-1355, and 1357-1369 Washington St, 1 Chestnut St, 1 Chestnut St Rear, 23, 31, and 33 Davis St, and 15 Spencer St from VC3 to VC2. (Wright)  
Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

**Waban**

Proposals to expand the MRT district were not moved.

Remove 1615 Beacon St from VCOD. (Krintzman)

Approved 8-0

Change 68-70 and 100 Wyman St from VC2 to VC3. (Ryan)

Approved 4-3-1 (Baker, Krintzman, Wright Opposed) (Albright Abstaining)

**Thompsonville**

Change 22-24 John St from MRT to VC2. (Danberg)

Approved 8-0

Change 13, 1, 21, 17, 31, 30-34, and 15 Jackson St, 418, 416, 422, and 405 Langley Rd and 383-387, 325, 327, 335-339, 345, 379, and 373-375 Boylston St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

**Auburndale**

Several proposed to expand the MRT district and upzoning were not moved by councilors.

Change 21, 27-29, and 264-266 and 268 Melrose St from VC2 to MRT. (Markiewicz)

Approved 8-0

Change 278, 280-282 and 284 Melrose St from VC3 to MRT. (Markiewicz)

Approved 8-0

Change 286 Melrose St from VC3 to MRT and 372-349 Auburn St from VC3 to VC2. (Markiewicz)

Approved 4-2-2 (Leary and Ryan Opposed) (Crossley and Danberg Abstaining)

Change 451-453 Lexington St, and 319, 309-315, and 305-307 Auburn St to VC2 from VC3. (Markiewicz)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

Change 450 Lexington St and 271-283 and 287-289 Auburn St from VC3 to VC2. (Markiewicz)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, and Ryan Opposed)

**Newton Corner**

Proposed expansions to MRT and amendments not moved by Councilors, were not considered.

Change 276 Church St (YMCA) from VC3 to VC2. (Wright)

Withdrawn

Change 26-28, 40-42, 12-20, 24, 38, 46, and 32 Richardson St from VC2 to MRT. (Leary)

Approved 8-0

**Newton Corner** (continued)

Change 321, 315-317 and 327 Tremont St and 54 Park St from VC2 to MRT. (Baker)

Approved 7-1 (Albright Opposed)

Change 178-180, 172, and 184 Washington St and 12-14 Park St from VC2 to MRT. (Baker)

Failed 2-3-3 (Albright, Crossley, Danberg Opposed) (Leary, Krintzman, Ryan Abstaining)

Change 9-11, 15-17, 23-25, and 29-31 Elmwood from VC2 to MRT. (Leary)

Approved 8-0

Add 185 Charlesbank Rd and 227 Washington St to the VCOD as VC2. (Leary)

Approved 5-3 (Baker, Wright, and Ryan Opposed)

Change 12-14 Avon Pl, and Avon Pl and Thornton St parking lots from VC3 to VC2. (Leary)

Approved 8-0

Change 42 and 44 Thornton St from VC3 to VC2. (Leary)

Approved 8-0

Change 30 and 34 Channing St, and 25-27 and 21-23 Peabody St from VC3 to VC2. (Leary)

Approved 8-0

Change 31 Channing St from VC3 to VC2. (Leary)

Approved 8-0

Change 28 Hovey St from VC3 to VC2. (Wright)

Failed 3-5 (Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

Change 341-349, 337, 355, 303-321, 361-363, 399-403, 323-333, 371, 405-409, and 351

Washington St and 283-291 Centre St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

Change 270-276, 259, 261-275, 249, 280-292 Centre St, and 69 and 65 Jefferson St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

Change 427-443 and 447 Centre St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

Change 400 and 430 Centre St from VC3 to VC2. (Wright)

Failed 2-6 (Leary, Albright, Krintzman, Crossley, Danberg, Ryan Opposed)

**Nonantum**

Add 460, 468-470, 462 and 472-474 Watertown St, 18 and 17-19 Barrieau Ct, and 358-360 and 352 Nevada St to the VCOD as MRT. (Leary)

Approved 5-1-1 (Wright Opposed) (Krintzman Abstaining) (Baker Not Voting)

Add 290 Watertown St to VCOD as MRT. (Leary)

Approved 7-0 (Baker Not Voting)

Change 441, 425-433, 423, and 451 Watertown St from VC2 to VC3. (Leary)

Approved 4-3 (Krintzman, and Wright Opposed) (Baker Not Voting)